

## Chapter Ten

# Community Plans

Though typically separate from the King County Comprehensive Plan, some community plan policies have been incorporated into the comprehensive plan. These policies apply to specific geographic areas of King County. The original community plan policy number appears in parentheses at the end of each policy.

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for rural areas, resource lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act (GMA) planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the GMA, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or in a few cases in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

Although the community plans (except for the Vashon Town Plan, West Hill, and White Center – see Section XIII) are no longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-GMA area zoning that remain in effect.

The following section contains those community plan policies that are readopted as part of the King County comprehensive plan, and community plan policies that have been amended through subarea plans. This section also contains policies that have been adopted subsequent to community plans, but are specific to individual community planning areas.

**The Vashon Community Plan Policies are the only community plan policies proposed to be changed in the public review draft .**

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# **XII. Vashon**

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The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was set for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation of the entire planning area as Rural. In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth Management Act (GMA). The policies below are the issue- or area-specific policies retained from the 1986 plan.

- CP-1201**      **All of Vashon-Maury Island is recognized for its unique ecological functions as a Puget Sound island, and is designated in this plan as a rural area. Development activities should protect the entire ecological system, including the Puget Sound shoreline, island habitat areas, and ground and surface water resources. (V-1)**
- CP-1202**      **All land use policies and regulations for Vashon shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection. (V-3)**
- CP-1203**      **Home occupations should continue to be allowed in residential areas on Vashon Island. (V-27)**
- CP-1204**      **Development should be minimized and carefully managed in sensitive areas. The most fragile, hazardous or valuable areas, including areas highly susceptible to contamination, landslide hazard areas and wetlands, should remain largely undeveloped through application of a low density designation. (V-31)**
- CP-1205**      **Protect and preserve the Island's wildlife habitats. (V-33)**
- CP-1206**      **Where fish or wildlife habitat occur within a proposed short plat or subdivision, the proposal should be reviewed to ensure that the ingredients necessary for the habitat's preservation are not destroyed. Special conditions should be attached to protect the habitat, if necessary. (V-34)**
- CP-1207**      **Fish and wildlife habitats identified on Vashon Island and considered to be especially unique and valuable or of potential countywide significance should receive special attention. Where these occur within a proposed plat or subdivision, Department of Development and Environmental Services (DDES), or its successor, may require the developer to submit a special report to assess more closely the impacts of the proposal on the habitat and to recommend specific measures to protect them. (V-35)**

Most fisheries in King County are regulated by agencies other than the county. Policies throughout this plan address fish habitat and the response to ESA listings. A harvestable fisheries habitat not otherwise

addressed is the intertidal shellfish habitat on Vashon Island. The King County Department of Natural Resources and Parks owns some of this habitat. While the State of Washington governs the harvest of some species in this habitat, the county should take affirmative action to assure long-term productivity and to protect public health. The 1997 report of the Beach Assessment Program documents the degradation of this resource from over-harvesting, increased beach use and other causes.

- CP-1208      Intertidal shellfish habitat on Vashon Island shall be protected for its key role in the marine food chain, to protect public health, and to assure long-term productivity. King County shall explore effective means to protect this fisheries resource.**
- CP-1209      Island water resources should continue to be the sole water-supply source in the future. The plan discourages importing water for domestic uses from off the Island. (V-52)**
- CP-1210      Land uses and development densities should be planned so that demands on the Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality. In order to achieve this, ongoing research and monitoring as recommended in the Vashon Maury Island Water Resources Study should be conducted. (V-53)**
- CP-1211      Protection of the groundwater aquifer is of primary importance to Vashon Island. Further water quality degradation which would interfere with or become injurious to existing or planned uses should not be allowed. (V-54)**
- CP-1212      To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained in residential or similarly nonintensive uses at low densities. (V-57)**
- CP-1213      As an additional requirement for the comprehensive plans of public water systems on Vashon Island, the county shall ask that information be included assessing the ability of existing and potential water sources to meet anticipated population growth. Planned expansion of the water system should be prohibited if the analysis reveals a risk to the adequacy of service including quality of water being provided to current users. (V-59)**
- CP-1214      Special consideration should be given to the impacts of new development on the Island's groundwater resources. This should apply to major developments, development in areas highly susceptible to contamination, or development near public water supplies. (V-61)**
- CP-1215      Park-and-Ride lot development both on the Island and at or near the ferry terminals which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be encouraged. (V-67)**
- CP-1216      Provide a safe and efficient system of commuter and recreational routes for bicyclists, pedestrians, and equestrians. (V-69)**
- CP-1217      Street and highway improvements should be low-cost safety and maintenance projects wherever possible. (V-71)**
- CP-1218      Additional water-related parks and beaches should be acquired along the saltwater shorelines of Vashon-Maury Islands. These parks should be retained as passive, natural areas. (V-83)**

- CP-1219** Additional park sites should be acquired in the island's most environmentally sensitive natural areas. These sites should be retained as passive, open space areas allowing only those uses that would be compatible with sensitive areas. (V-84)
- CP-1220** A public trail system should be identified and encouraged for preservation on Vashon Island. (V-85)
- CP-1221** Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses. (V-85a)
- CP-1222** Trail systems at parks and on other public land should be encouraged on Vashon Island. Trails on public lands should be officially recognized and preserved. (V-85b)
- CP-1223** If and when county- and state-owned land on Vashon is logged, trails should be preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone should be left when logging occurs. (V-85c)
- CP-1224** Voluntary dedication of trails should be encouraged when land is developed for more intensive uses. (V-85d)
- CP-1225** Trails should provide multiple uses where possible, serving both recreational and commuter needs. (V-85e)
- CP-1226** Trail corridors on Vashon Island should be established and designed based upon the following criteria:
- a. Connect park and open space areas;
  - b. Provide access to shoreline areas, particularly public parks;
  - c. Incorporate views and other special features of scenic, historic, or archaeological interest;
  - d. Traverse development limitation areas where not incompatible with hazard or fragile natural areas;
  - e. Follow streambanks and ravines;
  - f. Follow undeveloped rights-of-way or along side existing roads; and
  - g. Provide access to and connect schools. (V-85f)
- CP-1227** The quantity and quality of Vashon-Maury Islands' groundwater supply should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved. If new information indicates the groundwater supply is endangered, the County shall take immediate steps to ensure new development does not impair the groundwater supply.

Vashon-Maury Island is unique within King County in that it is an island community dependent upon a designated sole-source aquifer for its water supply. Given that the only source of drinking water is ground water, a higher level of protection of groundwater recharge is warranted on Vashon-Maury Island than in the rest of King County. Land clearing and building activities can reduce groundwater recharge. Low-impact development (LID) is a new approach to land development that involves protecting and enhancing native vegetation and soils, reducing impervious surface and managing storm water at the source. These techniques are well suited to development in rural-residential zoned areas and can be an effective way to protect groundwater quality and recharge.

- CP-1228** King County should work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface. King County should promote preservation of at least 65% forest cover on rural-residential zoned parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres

in size. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the rural area.

- CP-1229**      **King County shall use the Vashon-Maury Island Rapid Rural Reconnaissance Report, the ongoing Vashon-Maury Island Water Resources Evaluation, Vashon Maury Island Watershed Plan, and other studies to direct appropriate policy and planning actions that may be necessary to protect the groundwater and surface water resources. Pending completion and implementation of the evaluation and studies, applicants for new on-site sewage disposal permits on Vashon-Maury Islands shall be required to demonstrate the following:**
- a. That the location of the on-site sewage disposal system is not within 200 feet of the documented boundaries of upper-aquifer groundwater contamination or a surface water body or stream;**
  - b. That the new on-site sewage disposal system is designed to replace an existing disposal system and is likely to reduce impacts to ground and surface waters; or**
  - c. That, if the size or features of a parcel make it infeasible to satisfy the 200-foot setback provided in subsection (a) above, the proposed onsite sewage disposal system uses the best available technology to reduce potential impacts to ground and surface waters. In such circumstances, the county may require periodic monitoring. )**

#### Watershed Planning

For the past 25 years, through several community planning processes, the Island community has been proactive in protecting its water supply. There is broad recognition of the shared responsibility for this common resource, and recognition that each water use can affect the quantity and quality of the water supply of others. While in many areas of the Island there is not a current problem with water quality and quantity, planning and preparation to secure and protect Island water resources is warranted. The principal reasons for preparing a watershed plan in 2006 was that there is uncertainty about the amount and availability of groundwater, a local trend showing increasing nitrates in some wells, potential for degradation of Island streams and potential for contamination of the Island sole source aquifer. The Vashon Maury Island Watershed plan completed on June 6, 2006 intends to protect and assure the water supply, by making and implementing specific recommendations on water quantity and quality issues affecting the Island.

In April 2007 the Vashon Maury Island Groundwater Protection Planning Committee recommended the following priority action items in the Vashon-Maury Island Watershed Plan be incorporated into the 2008 King County Comprehensive Plan as follows:

**CP-1230 - King County should develop an on-going island-wide education program to inform Islanders about groundwater resources, drinking water supplies, water availability, and water quality issues. The education program should include alternative water supply choices such as water retention, rain water harvesting, use of gray water, deepening of wells, groundwater recharge, water rationing in emergencies, reclaimed water and desalinization.**

**CP-1231 - King County shall seek funding and work with State agencies to encourage removal of old or failing residential fuel storage tanks on Vashon-Maury Island. )**

**CP-1232 - King County should encourage the use of demonstrated new and alternative on-site septic treatment technologies on Vashon-Maury Island with priority on Marine Recovery Areas.**

**CP-1233 - King County should seek funding to expand the Seattle-King County Public Health septic education program to inform property owners about septic system failures and steps they may take to ensure effective maintenance and operation of their system.**

**CP – 1234 - King County and the Vashon-Maury Island Ground Water Protection Committee should continue to collaborate to develop an education program on pesticide and fertilizer use.**